This Indenture, Made this 14th. day of June

year of our Lord one thousand nine hundred and **fifty-two** , in the

Vincent George and Dorothea B. George, his wife   between

of **Eudora** , in the County of **Douglas** and State of **Kansas**

part **ies** of the first part, and **Kaw Valley State Bank, Eudora, Kansas**

Witnesseth, that the said part **ies** of the first part, in consideration of the sum of   part **y** of the second part.

Two thousand and no/100 ————————————————————————————————— DOLLARS,

to **them** duly paid, the receipt of which is hereby acknowledged, ha **ve** sold, and by this indenture

do GRANT, BARGAIN, SELL and MORTGAGE to the said part **y** of the second part, the following described

real estate situated and being in the County of **Douglas** and State of Kansas, to-wit:

Lots Nos. Fourteen (14), and Fifteen (15), in Block Two Hundred Eighteen (218)
in the City of Eudora, Kansas.

with the appurtenances and all the estate, title and interest of the said part **ies** of the first part therein.

And the said part **ies** of the first part do hereby covenant and agree that at the delivery hereof **they were** the lawful owner **s** of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances,

It is agreed between the parties hereto that the part **ies** **they** will warrant and defend the same against all parties making lawful claim thereto. that may be levied or assessed against said real estate when the same becomes due and payable, and that **they** keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part of the second part; the loss, if any, made payable to the part **y** of the second part to the extent of **its** interest. And in the event that said part **ies** of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the part **y** of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of 10 % from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of

Two thousand and no/100 ————————————————————————————————— DOLLARS,

according to the terms of **one** certain written obligation for the payment of said sum of money, executed on the **14th.** day of **June** 19 **52** , and by **said** terms made payable to the part **y** of the second part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the said part of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part **ies** of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof or any obligation created thereby, or if default be, or if the insurance is not kept up, as provided herein, or if the taxes on said real estate are not paid, when the same become due and payable, or if the interest thereon, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said part **y** of the second part to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the part **y** making such sale, on demand, to the first part **ies**

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

In Witness Whereof, the part **ies** of the first part ha **ve** hereunto set **their** hand **s** and seal **s** the day and year last above written.

Vincent George   (SEAL)
Dorothea B George   (SEAL)

STATE OF **KANSAS**   } SS.
COUNTY OF **DOUGLAS**

Be It Remembered, That on this **14th** day of **June** A. D. 19 **52** before me, a **Notary Public** in the aforesaid County and State, came **Vincent George and Dorothea B. George, his wife**

to me personally known to be the same person **s** who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name, and affixed my official seal on the day and year last above written.

W. C. Mercier
Notary Public

My Commission Expires **August 12th.** 19 **55**